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CATHEDRAL BLUFFS SHALE OIL PROJECT

SOCIOECONOMIC MONITORING REPORT

Number 6 - Year End
1979

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INTRODUCTION

This is the sixth monitoring report issued by the Cathedral Bluffs Shale Oil Company. The purpose of the report is to provide local communities with selected information on the C-B project work force, as well as data on changing socioeconomic conditions.

The work force data presented in this report reflects current conditions as of January 1, 1980. The information on the work force was collected through a questionnaire completed by employees when they started work at the Cathedral Bluffs site. Completed surveys are available from 84 percent of the current work force. The surveys were coded and analyzed through a computerized data base management system.

The socioeconomic data is collected from various community agencies in Rifle and Meeker. The data is tabulated whenever possible for the last half of 1979. Comparisons are made with data from previous years.

Since the mid-year 1979 report Tenneco Shale Oil Company has joined Occidental Oil Shale, Inc. in forming the Cathedral Bluffs Shale Oil Company. As such Tenneco and Occidental are now equal joint partners in the development of the C-B tract, which is now called the Cathedral Bluffs Shale Oil Project.

I. THE CATHEDRAL BLUFFS WORK FORCE

At the beginning of January 1980 there were 305 persons employed at the Cathedral Bluffs site. This is an increase of 57 employees since the August monitoring report. About 15 percent of the employees are considered permanent, while the other 85 percent hold construction or temporary jobs at the site.

Figure A shows the actual work force as it compares to the projected work force. The current work force is below the projected work force. The Cathedral Bluffs work force is anticipated to rise through 1980 to 550 workers, which will be below the projections shown in Figure A.

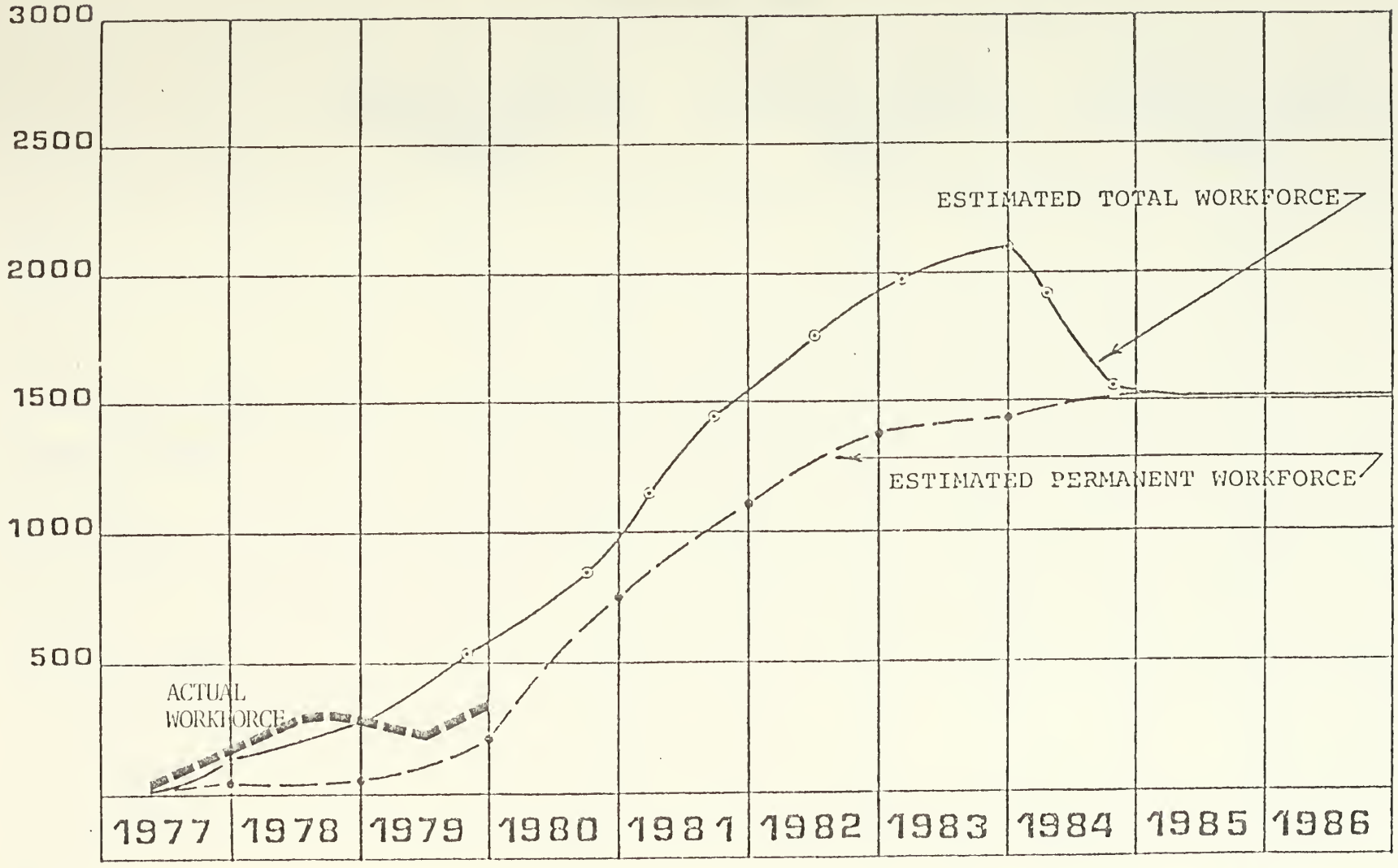
A. Housing

1. Location

The majority (62.5 percent) of the workers surveyed reside in Rifle. This percentage has increased since the August report. The percentage of workers residing in Meeker has remained relatively constant since August. Table I shows the place of residence of all workers surveyed as of January 1980 and compares those figures with previous statistics.

The percentage of workers living in Rifle only on week days has increased from six percent in August to ten percent in December. In Meeker the percentage of workers living there only on week days has decreased from thirty percent to seventeen percent.

C-B Shale Oil Venture



OCCIDENTAL OIL SHALE PROCESS PROJECT MANPOWER ESTIMATE

FIGURE A

Estimated Projections - Source: Revised Detailed Development Schedule C-b Oil Shale Project 3/29/78

TABLE I

PLACE OF RESIDENCE

	Percentage of Workers Surveyed Residing There February 1979 (N=168)	Percentage of Workers Surveyed Residing There July 1979 (N=196)	Percentage of Workers Surveyed Residing There January 1980 (N=256)
Rifle	56	58	63
Meeker	8	12	11
Silt	8	7	5
Grand Junction Area	7	7	9
Glenwood Springs	4	1	1
New Castle	3	4	2
Grand Valley	1	3	2
Rangely	0	1	1
Other West Slope	2	1	1
Piceance Creek	0	0	1
Other Colorado	0	0	0
Outside Colorado	4	1	1
Unknown	7	5	3
Total	100	100	100

2. Length of Residence

Since the last monitoring report the percentage of workers who are newcomers in each community has increased significantly. Approximately ninety-one percent of the workers surveyed have lived in their present homes less than a year.

Ten percent of the workers residing in Rifle have lived there over a year, while only three percent of the workers in Meeker are long-term residents. Table II shows the percentage of employees in each community according to the length of their residence.

TABLE II

LENGTH OF RESIDENCE

January 1980

Community	Percent of C-B Work Force Residing There More Than One Year	Percent of C-B Work Force Residing There Less Than One Year	
Rifle	10	90	100%
Meeker	3	97	100%
Silt	0	100	100%
Grand Junction Area	0	100	100%
Grand Valley	0	100	100%
All Other Communities	22	78	100%
Total Work Force	9	91	100%

3. Type

A larger percentage of the work force were living in apartments in January 1980. This is understandable since ninety-one percent are newcomers to the area. Table III lists by community the percentage of the work force living in various types of housing.

TABLE III

PERCENT OF WORK FORCE RESIDING IN VARIOUS TYPES OF HOUSING

January 1980

Community	Own House	Rent House	Own Mobile Home	Rent Mobile Home	Apartment	RV	Motel	
Rifle	18	14	14	4	42	2	6	100%
Meeker	11	17	3	0	59	3	7	100%
Silt	46	38	8	8	0	0	0	100%
Grand Valley	33	33	9	4	17	4	0	100%
Grand Junction	29	43	14	0	14	0	0	100%
Total Work Force	21	18	13	4	36	3	5	100%

4. Preference

When asked to state what type of residence they preferred living in the majority of workers indicated single family housing. Table IV shows the preferences in detail.

TABLE IV

PERCENTAGE OF WORKERS BY COMMUNITY SHOWING HOUSING PREFERENCE

January 1980

Community	House	Mobile Home	Apartment
Rifle	76	13	11
Meeker	74	11	15
Silt	60	0	40
Grand Valley	81	13	6
Grand Junction	100	0	0
Total Work Force	78		12

The majority (64 percent) of the workers living in an apartment indicate they would prefer living in a house. A small percentage (8 percent) of the workers living in houses indicate they would prefer living in either an apartment or mobile home. Thirty-four percent of the workers living in mobile homes and fourteen percent of the workers living in recreational vehicles indicated they preferred some other type of housing. Almost all (ninety-one percent) of the workers living in a motel indicated they would prefer living in another type of housing.

5. Cost

The median monthly cost for workers who owned their own homes was $375, $200 for home renters, $190 for mobile home owners, $200 for

mobile home renters and $250 for apartment renters. In most categories the median cost in January 1980 was greater than July 1979. The figure for the rental cost of housing is low because in most instances this represents a cost to only one person sharing a rented house. Table V shows how the current median cost compares with the figures obtained in July. Table V also shows median cost of housing in Rifle and Meeker in December.

TABLE V

MEDIAN MONTHLY COST OF HOUSING TO THE C-B WORK FORCE

Type	Median Cost July 1979	Median Cost January 1980	Median Cost Rifle (January 1980)	Median Cost Meeker (January 1980)
Own House	$280	$375	$415	$438
Rent House	225	200	280	150
Own Mobile Home	165	190	175	--
Rent Mobile Home	120	200	200	--
Apartment	250	250	250	275

B. Age, Sex, Marital Status and Family Size

1. Age

The median age of the work force has decreased from 31 years in August to 29 years in January.

2. Sex

Ninety-three percent of the current work force is male, 7 percent is female.

3. Marital Status

About half of the work force are married and living with their families. Table VI shows the percentage of workers, by community, who are married and reside with their families, who are married, but do not reside with their families full-time; and who are single. The percentages have not changed significantly since the last monitoring report.

TABLE VI

MARITAL STATUS OF WORK FORCE

January 1980

Community	Percent Married and Living With Family	Percent Married But Not Living With Family Full-Time	Percent Single	
Rifle	51	16	33	100%
Meeker	45	17	38	100%
Silt	54	8	38	100%
Grand Junction Area	54	8	38	100%
Grand Valley	43	--	57	100%
Total Work Force	51	14	35	100%

4. Family Size

The average family size of all married workers is 3.13 persons. Table VII shows the average family size of married workers according to community.

TABLE VII

AVERAGE FAMILY SIZE OF MARRIED WORKERS BY COMMUNITY

January 1980

Community	Average Family Size
Rifle	3.15
Meeker	2.94
Silt	3.34
Grand Junction Area	3.20
Grand Valley	3.33
Total Work Force	3.13

The 256 workers surveyed brought in 91 elementary children, 24 junior high school children and 24 senior high school children to the local communities. Table VII indicates the number of children brought into specific communities by workers who are new residents.

Only workers in Rifle indicated they are planning on moving their families into the community in the near future. They indicated they will move in eight elementary age children, one junior high and one senior high age child.

TABLE VIII

NUMBER OF SCHOOL AGE CHILDREN LIVING WITH NEW* FAMILIES

January 1980

Community	Elementary	Junior	Senior
Rifle	51	61	15
Meeker	13	1	2
Silt	5	3	2
Grand Junction	13	1	4
Grand Valley	2	2	0
Total Work Force	91	24	24

*Families who have lived in the local area less than one year.

C. Recreational Activities

Hunting, fishing, camping and skiing continue to be the most popular recreational activities of the work force. Table VX shows the percentage of workers indicating recreational preferences.

TABLE IX

RECREATIONAL PREFERENCE OF WORKERS SURVEYED

January 1980

Activity	Percent Responding* of Total Work Force	Percent Responding* in Meeker	Percent Responding* in Rifle
Hunting	42%	35%	44%
Fishing	41%	45%	44%
Camping	20%	17%	19%
Skiing	19%	21%	21%
Swimming	7%	--	6%
Tennis	6%	14%	--
Golf	6%	14%	6%
Horseback Riding	--	14%	--
All Sports	6%	--	8%

*Percentage does not total to 100 due to multiple response

II. THE COMMUNITIES

A. Population Growth

Recently revised population projections for the communities of Rifle and Meeker indicate that population growth is not expected to occur as rapidly as previously expected, but the total population growth is still expected to be great. The revised projections were prepared by the Colorado West Area Council of Governments (CWACOG), and they reflect the current plans of the local energy industry. The CWACOG also prepared a series of population projections based on the Carter administration's current goals for synthetic fuels production. Both sets of projections are reflected in Figures B and C.

The population figures indicate that both Meeker and Rifle are expected to grow substantially from 1980-1985. It will be a difficult task to provide adequate housing and public services in the two communities to keep pace with these growth projections.

FIGURE B

PROJECTED POPULATION GROWTH
RIFLE

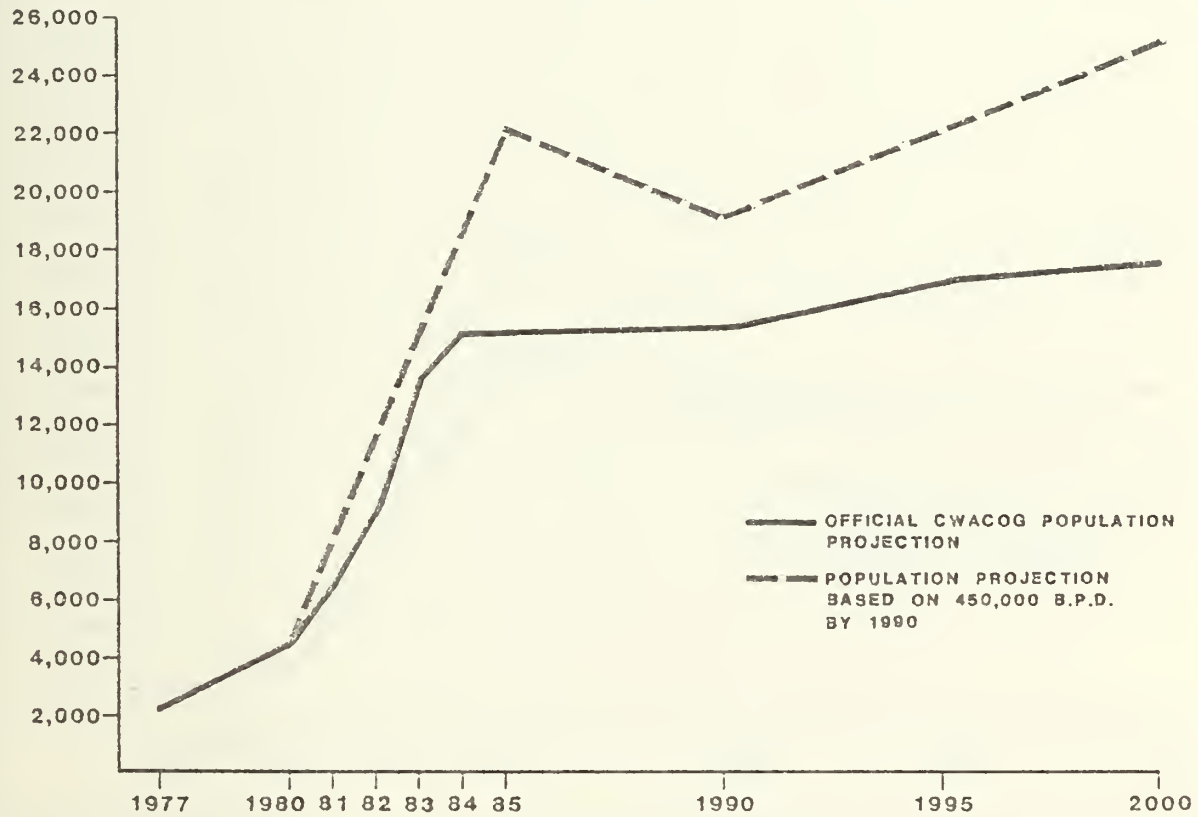
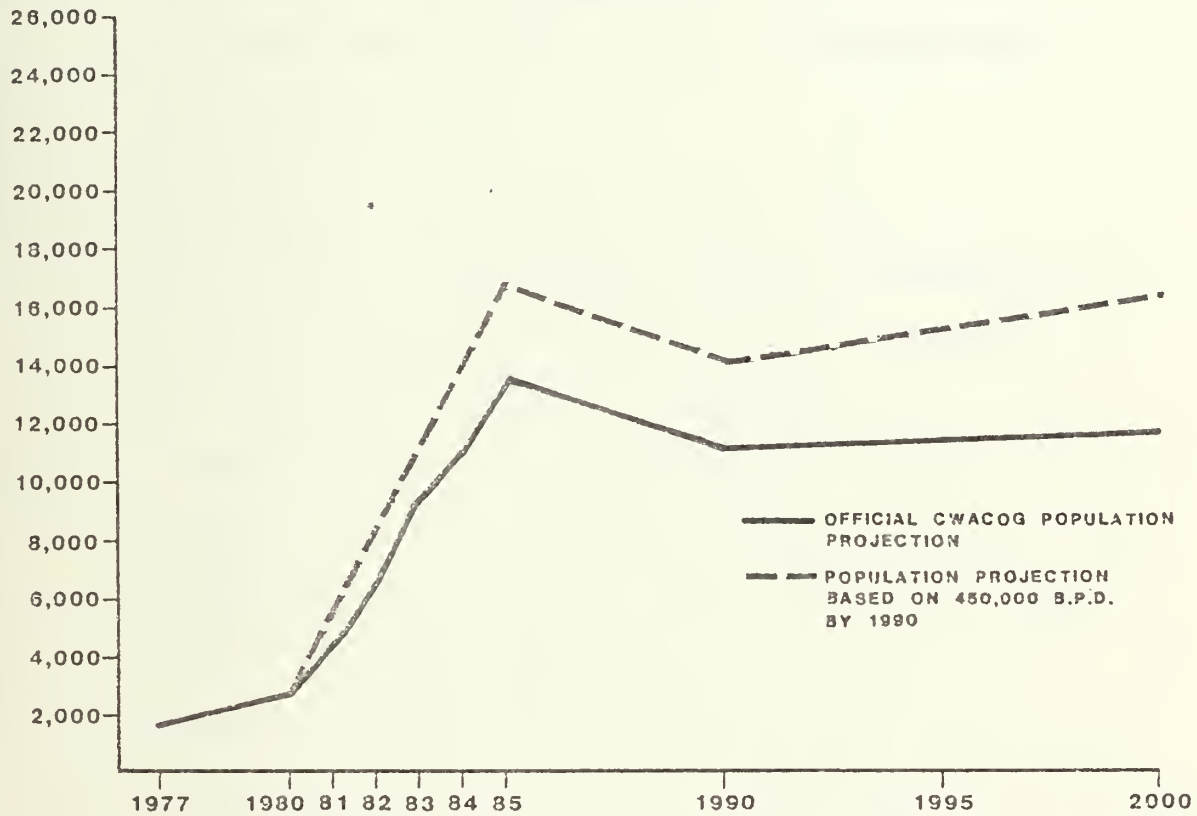


FIGURE C

PROJECTED POPULATION GROWTH
MEEKER



B. Housing

1. Meeker

Residential building activity slowed down in Meeker in 1979. Only 28 building permits were issued for new residential units during the year, compared with 50 permits issued for new residential units in 1978. The escalating cost of home construction and home financing contributed to the slow down, as did the slack in demand caused by little increase in employment among the local energy projects.

A substantial number of subdivision lots continue to be available in Meeker for new home construction. The Sanderson Hills subdivision accounts for a majority of the single-family and multi-family lots available for development. Table X is a listing of subdivision under development in Meeker, with the number and type of lots available in each subdivision. The current number of subdivision lots available should support about an additional 1,200 persons in Meeker (see Figure Page 3). The proposed White River Development would provide a large amount of additional land for development if the necessary water, sewer and access requirements can be met. Another recently submitted development proposal, Sage Hills, located north of the Sanderson Hills development, would also provide additional housing.

Housing sales during 1979 increased from the previous year. A total of 90 single-family houses and 10 townhouses were sold in Meeker during 1979. This compares to only 48 houses sold during 1978. As indicated in Table XI the median price of

TABLE X

MEEKER SUBDIVISIONS UNDER DEVELOPMENT

Sanderson Hills	275 single family lots 25 duplex and four-plex lots Apartments, commercial, school and park land (about 20 single family homes have been completed)
Foothills	15 single family lots 3 four-plexes lots 1 six-plex lot
Sage Park	15 single family lots 2 duplex lots
Pinyon Park	21 single family lots
White River Development	1400 acres northeast of Meeker. Revised development concepts have recently been submitted which call for: 1784 single family lots 1810 multi-family lots 396 mobile home spaces
Sage Hills	108 single family lots (sketch plan stage)

houses sold during the last half of 1979 in Meeker was $53,500.00. Only 14 new houses were sold during the year. The median price of recent new home sales was $58,300.00. Ten townhouses, the majority of them new units, were sold during the period at a median sales price of $35,000.00.

Rental housing has remained scarce in Meeker throughout 1979. An average of two or three rental units have been advertised at any given time. Apartments recently rented in Meeker have averaged $275-$300 per month in rent charges. Very few apartments have been available for rent. Small houses have recently rented for $275-$350 per month.

TABLE XI

HOUSING SALES IN MEEKER - 1979

	July-December 1979	January-July 1979
Single-Family Housing (New)		
Number Sold	5	9
Median Sales Price	$58,300.00	$50,200.00
Single-Family Housing (Older)		
Number Sold	39	37
Median Sales Price	$50,000.00	$49,000.00
Total Single-Family Housing		
Number Sold	44	46
Median Sales Price	$53,500.00	$49,100.00
Townhouses		
Number Sold	5	5
Median Sales Price	$35,000.00	$35,000.00

2. Rifle

As indicated by the number of building permits issued for new residential units in Rifle, the pace of residential construction increased by about 25 percent in 1979 over the previous year. Permits were issued for the construction of 98 new single-family homes and 27 multi-family dwelling units. (See Table XII).

TABLE XII

BUILDING PERMITS ISSUED IN RIFLE

	1978	1979
Single-Family Houses	70	98
Duplex Units	12	12
Four-plex Units	13	6
Townhouse Units	4	9
Total Units	99	125

Currently, there are 16 residential subdivisions under development in Rifle. Table XIII lists those subdivisions and the number and type of lots which have been planned for development in each.

Subtracting for lots which have been built upon and lots which have not received final plat approval, approximately 170 single-family lots and 68 multi-family lots are available as building sites at present. If completely built out, these sites would support about 1,100 additional people. Another 511 single-family

TABLE XIII

RIFLE SUBDIVISIONS UNDER DEVELOPMENT

Palomino Park	
Phase II	15 single family lots (built-out), 24 four-plex lots (33% built-out), 20 townhouse lots
Phase III	44 single family lots (10% built-out)
Phase IV	48 single family lots, 7 four-plex lots, 35 townhouse units (preliminary plat)
Highlands East	
Phase I	37 single family lots, 3 four-plex lots (90% built-out)
Phase II	6 single family lots (3 houses built, other 3 lots sold)
Phase III	15 single family lots (25% built-out)
Phase IV	36 single family lots, 16 four-plex lots (25% built-out - most lots have been sold)
Phase V-VII	170 single family lots (preliminary plat to be revised, cluster housing)
Westview	18 duplex lots (65% built-out)
Mahogany Addition	12 four-plex lots, 8 commercial tracts
Arabian Heights	27 single family lots (20% built-out) (Large amount of additional land for subsequent development)
Mesa View Estates	
Phase I	34 single family lots (30% built-out)
Phase II	10 single family lots (sketch plan)
Cottonwood Meadows	Large tract of land northeast of town which would be bisected by the Rifle by-pass route. Owner waiting for decision on by-pass.
Rimrock	
Phase I	68 single family lots, 19 dupex lots, 31 four-plex lots, 17 estate lots (1 and 2 acre lots)
Phase II	91 single family lots, 20 four-plex lots (preliminary plat). Additional land has been sold to an outside development group.
Winchester Heights	27 single family lots (25% built-out)
Rifle Heights	
Phase I	15 single family lots (final plat)
Phase II	92 single family lots (sketch plan)

TABLE XIII

RIFLE SUBDIVISIONS UNDER DEVELOPMENT (Continued)

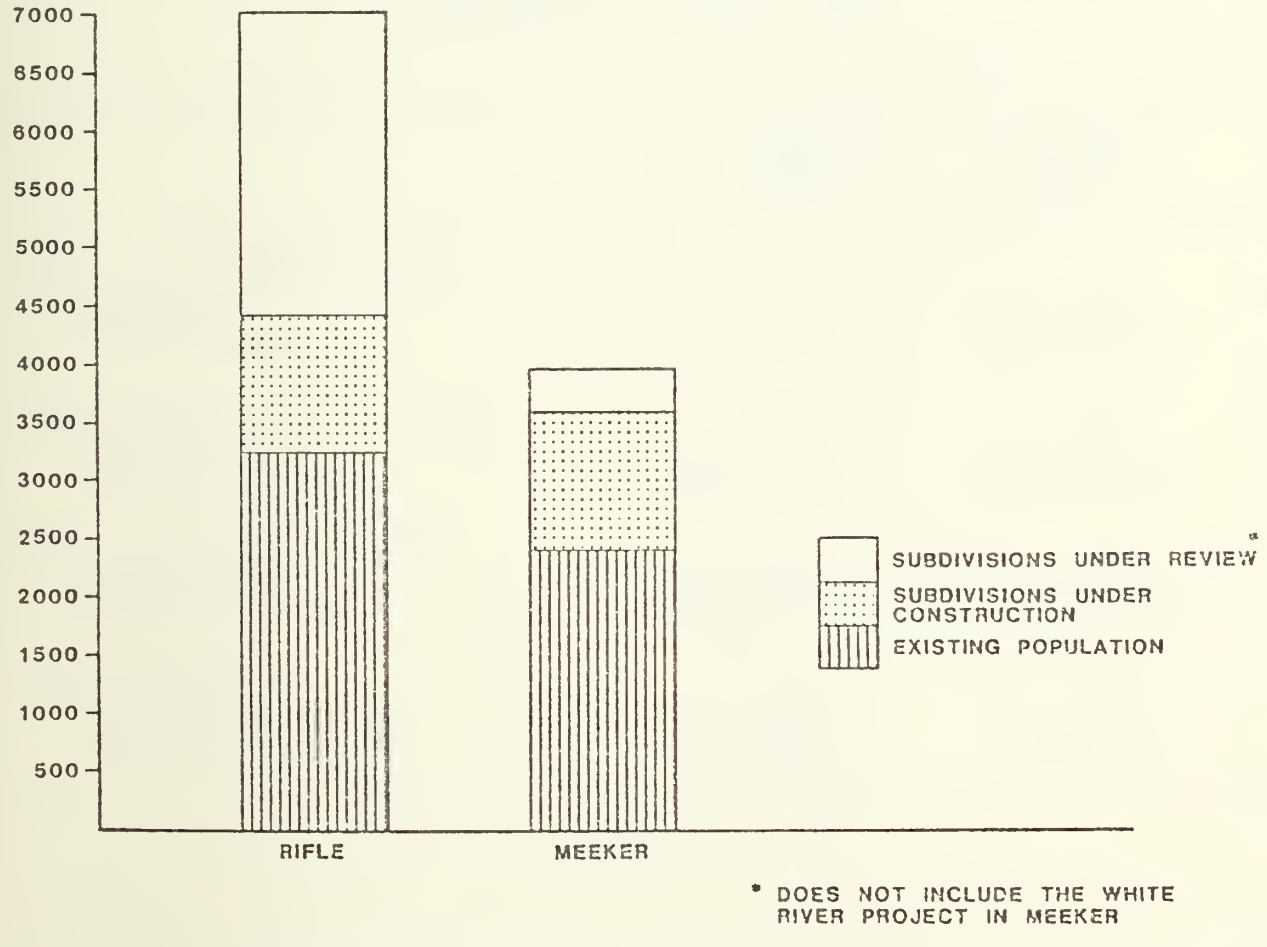
Shadow Ridge	14 single family, 10 duplex lots, 64 townhouse units 60 condominium units (not yet annexed due to covenant problems)
Riverview	12 single family lots (under construction)
Morningside Addition	18 single family lots (90% built-out)
Trapper Hollow PUD	28 condominium units (preliminary plat approved 10/11/79)
Stagecoach Subdivision	6 four-plex lots (sketch plan approved)
Barnett PUD	20 condominium units (sketch plan approved)

lots and 76 multi-family lots are platted, but have not yet received final approval. These platted lots could support another 2,600 people.

Figure D displays the land under development in both Rifle and Meeker in terms of the capacity to accommodate additional population.

FIGURE D

POPULATION CAPACITY OF RESIDENTIAL DEVELOPMENTS



During the first nine months of 1979, there were 79 single-family homes sold in Rifle. The median sales price for all homes sold was $58,000.00. The volume of home sales was greater in the third quarter than during the first six months of the year, as indicated in Table XIV. The median sales price of new homes sold during the third quarter was $73,300.00, while the median price of older homes sold during the same period was $55,700.00. The median price house sold in Rifle is characterized by a 3 bedroom, 1,120 square foot home, built in 1976.

TABLE XIV

HOUSING SALES IN RIFLE - 1979

	July-September 1979	January-July 1979
Single-Family Housing (New)		
Number Sold	19	15
Median Sales Price	$73,300.00	$62,500.00
Single-Family Housing (Older)		
Number Sold	34	11
Median Sales Price	$55,700.00	$50,000.00
Total Single-Family Housing		
Number Sold	53	26
Median Sales Price	$58,000.00	$58,000.00
Subdivision Lots		
Number Sold	44	4
Median Sales Price	$14,600.00	$13,000.00

These figures demonstrate a continued rapid increase in the price of housing in Rifle, especially newly constructed housing.

Rental housing has been more available in Rifle, but the cost of rental housing continues to increase rapidly. Throughout recent months, an average of 15 rental units have been advertised as available at any one time. The large majority of available rental units are apartments. Rents for two bedroom apartments in relatively new buildings are now averaging $350 per month. Very few single-family houses or mobile home spaces have been available for rent in Rifle recently.

C. Law Enforcement and Fire Protection

1. Meeker

Crime reports filed with the Meeker Police Department during 1979 show an increase in most areas of crime over the previous year. Fraud and disturbances show the largest percentage increases from 1978. Fraud is the form of crime increasing most rapidly in both Meeker and Rifle at this time. Crimes of fraud occur mostly against businesses in the area. Table XV lists selected crimes reported in Meeker from 1977-1979.

TABLE XV

MEEKER LAW ENFORCEMENT DATA 1977-1979

Selected Crimes Reported[1]	1977	1978	1979	1978-1979 Percent Increase or (Decrease
Assault	8	11	11	--
Burglary	7	13	54	20
Theft	42	84	92	9
Vandalism	--	--	77	--
Sex Offenses	3	6	0	(-100)
Narcotics/Drugs	10	5	7	28
DUI/DWI[2]	24	24	19	(-21)
Disturbance	8	25	64	156
Fraud	3	7	19	280
Runaway	11	11	11	--
Total Reports	174	320	454	42

1 All crimes reported are not included in this breakdown.

2 Driving under the influence, driving while intoxicated.

Source: Meeker Police Department

Meeker's volunteer fire department responded to 43 fire calls and 118 ambulance calls during 1979. Fire calls have been somewhat less than normal, but ambulance calls have been more frequent; primarily because of the period that Meeker was without the services of one physician, and it became necessary to transport patients elsewhere.

The Meeker Fire Department has been awarded a grant from the Colorado Department of Local Affairs for $55,000.00 to be used for the purchase of a new Class A pumper truck. The cost of such a truck is estimated to be $80,000.00. The fire district has funds available for the balance of the cost. The MFD is also in need of another building. They are in the process of working with the Farmers Home Administration for a Section 601 grant to acquire land for the new fire station.

2. Rifle

The number of crimes reported to the Rifle Police Department increased by about 11 percent in 1979. Crimes of theft, burglary, assault, forgery and vandalism increased at the most rapid rates. Most other categories of crime showed a decrease. A breakdown of many of the crimes reported in Rifle from 1977-1979 are included in Table XVI.

TABLE XVI

RIFLE LAW ENFORCEMENT DATA 1977-1979

Selected Crimes Reported[1]	1977	1978	1979	1978-1979 Percent Increase or (Decrease)
Robbery	2	0	1	100
Theft	119	182	203	11
Burglary	10	14	21	50
Assault	12	5	11	120
Narcotics/Drugs	5	15	6	(-60)
Fraud/Forgery	3	6	30	400
Disorderly Conduct	15	70	75	7
DUI/DWI[2]	27	74	30	(-59)
Vandalism	34	52	64	23
Family Disturbance	6	2	0	(-100)
Runaways	9	18	12	-33
Total Crimes Reported	371	690	767	11
Total Arrests	164	399	406	2
Total Juvenile Cases	95	160	124	22

1 All crimes reported are not included in this report.

2 Driving under the influence, driving while intoxicated

Source: Rifle Police Department

The Rifle Police Department has increased its staff to a total of nine officers. They recently added the new position of crime prevention officer. It is his responsibility to oversee the Neighborhood Watch Program and the Operation I.D. Program, as well as promote crime prevention in the public schools.

D. Hospitals and Health Care

1. Meeker

The number of patients needing to be hospitalized in Meeker has dropped in 1979, but the number of emergency room visits and the number of newborn infants has increased (see Table XVII). A reason for the drop off in some hospital procedures was the transition of physicians in Meeker during 1979. Meeker now has three full-time physicians in practice, which will increase the capability to provide more medical care to residents in the future.

The Pioneer Hospital recently received a $130,000.00 grant from the Colorado Department of Local Affairs for its expansion program of emergency room and laboratory facilities. The total cost of the expansion program is estimated to be $570,000.00. The hospital will assume a loan for the remainder of the cost.

2. Rifle

Rifle has experienced a substantial increase in all areas of medical care and treatment during 1979. A year ago the Clagett Memorial Hospital was operating at a deficit because of under utilization, but the situation has been remedied by the increased utilization.

The Rifle area expects to gain another physician in July, which will add to the level of health care available.

Table XVII is a comparison of hospital data for Rifle and Meeker over the past two years.

TABLE XVII

HOSPITAL DATA FOR RIFLE AND MEEKER

	CLAGETT MEMORIAL HOSPITAL		PIONEER MEMORIAL HOSPITAL	
	1978	1979	1978	1979
Total Admissions	909	1,074	415	366
Total Emergency Room Visits	2,356	3,012	1,354	1,550
Average Daily Census	83	12.1	5.8	4.6
Average Occupancy	26.0%	37.7%	34.4%	27.2%
Total Newborn	64	89	44	56

E. School Data

1. Meeker

Enrollment in the Meeker School District RE-1 has increased by 48 students or six percent during the past year. The number of certified teaching staff has remainder the same. The district assessed valuation has grown by about $4.4 million and the district general fund budget has increased by $169,000.00.

The Meeker School District has completed design work for the high school core expansion and for a new elementary school. They have also completed a land swap with the city for a future elementary school site. Acquiring sites for future schools is a concern of the school district. The district has applied for a

$125,000.00 grant which would allow them to purchase sites for additional kindergarten, elementary school and high school facilities.

TABLE XVIII

MEEKER SCHOOL DISTRICT RE-1

	January 1979	January 1980	
	Enrollment	Enrollment	Capacity
Rock School (Grades 1-8)	27	26	40
Kindergarten	56	61	
Grades 1-4	257	282	350
Grades 5-6	124	125	150
Grades 7-8	106	121	250
Senior High	240	243	450
Total	810	858	1,240
Certified Teachers (FTE)	46.35	46.86	
District Assessed Valuation	$23,358,870.00	$27,750,470.00	
General Fund Budget	$ 1,710,000.00	$ 1,879,000.00	

Source: School District RE-1 Superintendent

2. Rifle

Enrollment in the Garfield County School District RE-2 has increased by 103 students over the past year, or six percent. The majority of the increase has been in elementary school students.

The new high school in Rifle is scheduled to be completed in January 1981, and it will relieve some of the pressure on the secondary schools. An Oil Shale Trust Fund request has been

submitted which would finance the construction of an addition to the Silt Elementary School and the construction of one new elementary school. That request is the top priority of all requests submitted from Garfield County.

TABLE XVIX

GARFIELD COUNTY SCHOOL DISTRICT RE-2

	January 1979	January 1980	
	Enrollment	Enrollment	Capacity
Elementary	922	1,018	1,005
Secondary	802	809	743
Total	1,724	1,827	1,748
Certified Teachers (FTE)	94	102	
District Assessed Valuation	$21,167,920.00	$23,729,180.00	

Source: School District RE-2 Superintendent

F. Labor Force

Unemployment rates declined in the counties since the last monitoring report. The latest labor force statistics available were for the month of November. Table XX compares the labor force statistics for the months of June and November for Rio Blanco and Garfield Counties.

TABLE XX

EMPLOYMENT, UNEMPLOYMENT AND LABOR FORCE ESTIMATES

	November 1978	June 1979	November 1979
		RIO BLANCO COUNTY	
Total Labor Force	2,499	2,623	2,585
Total Employment	2,445	2,550	2,531
Total Unemployment	54	73	54
Unemployment Rate	2.2	2.8	2.1
		GARFIELD COUNTY	
Total Labor Force	11,053	11,188	11,196
Total Employment	10,492	10,556	10,715
Total Unemployment	561	632	481
Unemployment Rate	5.1	5.6	4.3

Source: Colorado Department of Labor and Employment.

G. Economic Indicators

1. Municipal Fiscal Indicators

Table XXI compares budget, debt, assessed valuation and retail sales data for Meeker and Rifle. Both communities propose to operate at a similar budgetary level in 1980. Meeker's budget is down from the 1979 projected budget primarily because it expects to receive less Oil Shale Trust Fund revenue in 1980. Long-term debt in Rifle is decreasing, but it may be necessary for Rifle to assume additional debt to complete the planned improvements to its sewage treatment facility. Meeker continues to maintain a high-level of outstanding long-term debt. Municipal assessed valuation is increasing in both communities, but more rapidly in Rifle. Assessed valuation is increasing by approximately 10 percent annually in Meeker while it is increasing by close to twenty percent annually in Rifle.

2. Retail Sales - Meeker

In many business categories Meeker showed a decrease in retail sales in the third quarter of 1979 when compared to the second quarter 1979 and the third quarter of 1978. The largest decrease in retail trade is in the building materials business. Retail sales in eating and drinking establishments did increase significantly (see Table XXII).

3. Retail Sales - Rifle

Rifle showed a large decrease in the building material category of retail sales in the third quarter of 1979. General merchandise,

TABLE XXI

MUNICIPAL FISCAL INDICATORS

	Meeker	Rifle
Municipal Budget[1]		
1980 (Proposed)	$1,307,111.00	$1,294,317.00
1979 (Projected)	1,873,588.00	1,107,700.00
1978 (Actual)	884,265.00	842,890.00
Municipal Long-Term Debt		
January 1980	$2,423,340.00[2]	$ 941,902.00[3]
January 1979	2,240,000.00	1,416,201.00
July 1978	1,800,000.00	614,000.00
Municipal Assessed Valuation		
1980	$5,854,300.00	$7,158,350.00
1979	5,225,880.00	5,699,180.00
1978	4,850,000.00	4,984,000.00
Municipal Retail Sales		
1979	Not Available	Not Available
1978	$10,074,132.00	$20,673,629.00
1977	8,186,601.00	15,419.000.00

1. Municipal budget refers to total municipal expenditures in all funds.

2. Long-term debt in Meeker consists of two 30 year-term loans for recent water system improvements, and a lease purchase agreement for swimming pool construction.

3. Long-term debt in Rifle consists of loans for water system improvements. Rifle will receive a FmHA grant of $517,000.00 in 1979 to retire a large portion of their long-term debt.

TABLE XXII

SECOND AND THIRD QUARTER RETAIL SALES 1979

MEEKER

Type of Business	3rd quarter 1978	2nd quarter 1979	3rd quarter 1979***	Percent Change from 3rd quarter 1978-1979
Building Material	$625	$370	$316	-49%
General Merchandise	174	158	193	11%
Food Stores	849	681	1,014	19%
Automotive	460	716	504	10%
Apparel and Accessory	18	15	17	-6%
Furniture	141	128	121	-14%
Eating and Drinking	131	154	186	42%
Miscellaneous	507	631	430	-15%
Total Retail Trade	2,905	2,853	2,781	-4%
Fin., Ins. & Real Estate	10	5	4	-60%
Hotels and Lodging	46	67	55	20%
Other Services	192	164	203	6%
Total Services	248	236	262	6%
Wholesale Trade	8	359	482	
Agriculture	10	1	1	-90%
Mining	167	185	149	-11%
Contract Construction	130	124	129	-1%
Manufacturing	97	50	62	-36%
Trans., Comm. & Pub. Util.	221	251	246	11%
Government	--	--	--	--
Nonclassifiable	--	--	--	--
Total Other Industries	633	970	1,069	69%
Total All Industries**	3,786	4,060	4,112	9%
% of County	28%	33%	32%	--

*Figures in Thousands
**Totals may not add up due to rounding
***Figures for 3rd quarter 1979 are preliminary and may change

Source: Colorado Department of Revenue, Division of Research and Statistics

TABLE XXIII

SECOND AND THIRD QUARTER RETAIL SALES 1979

RIFLE

Type of Business	3rd quarter 1978	2nd quarter 1979	3rd quarter 1979***	Percent Change from 3rd quarter 1978-1979
Building Material	$794	$305	$256	-68%
General Merchandise	105	97	98	-7%
Food Stores	1,877	1,930	2,382	27%
Automotive	1,538	1,644	1,247	-19%
Apparel and Accessory	88	99	102	16%
Furniture	140	161	148	6%
Eating and Drinking	521	428	502	-4%
Miscellaneous	657	886	1,047	59%
Total Retail Trade	5,719	5,550	5,782	1%
Fin., Ins. & Real Estate	10	8	21	110%
Hotels and Lodging	111	134	127	14%
Other Services	403	1,369	473	17%
Total Services	524	1,511	621	19%
Wholesale Trade	1,018	2,139	2,373	133%
Agriculture	--	--	--	--
Mining	--	--	--	--
Contract Construction	83	119	92	11%
Manufacturing	84	118	127	52%
Trans., Comm. & Pub. Util.	289	363	394	36%
Government	--	--	--	--
Nonclassifiable	--	--	--	--
Total Other Industries	1,474	2,739	2,986	103%
Total All Industries**	7,717	9,801	9,389	22%
% of County	16%	18%	16%	--

*Figures in Thousands
**Totals may not add up due to rounding
***Figures for 3rd quarter 1979 are preliminary and may change

Source: Colorado Department of Revenue, Division of Research and Statistics

automotive and eating and drinking categories also showed a decline in retail sales.

More categories reported raises in retail sales in Rifle than in Meeker. In fact the categories of Financial, Insurance and Real Estate and Wholesale Trade showed an increase over 100 percent in Rifle over last years third quarter statistics (see Table XXIII).

4. Personal Income

The Bureau of Economic Analysis publishes statistics indicating per capita personal income by county. The latest figures available only go through 1977. Table XXIV shows per capital personal income and percent of national average for Garfield and Rio Blanco, counties. The per capita income has been steadily increasing every year.

TABLE XXIV

PERSONAL INCOME 1969-1977

County	1969	1970	1971	1972	1973	1974	1975	1976	1977
				Per Capita Personal Income					
Garfield	3,130	3,133	3,438	3,890	4,645	4,835	5,527	6,236	6,665
Rio Blanco	3,312	3,555	4,395	3,830	4,646	4,507	4,565	5,711	7,298
				Per Capita Personal Income					
				Percent of National Average					
Garfield	85	86	83	87	93	89	94	97	95
Rio Blanco	90	91	106	85	93	83	78	89	104

Source: Bureau of Economic Analysis

5. Commercial Banks

Commercial bank deposits and loans have increased in both Rifle and Meeker since December 1978 (see Table XXV).

TABLE XXV

COMMERCIAL BANK DEPOSITS AND LOANS

1977 - 1979

	Meeker	Rifle
Total Deposits		
December 1979	$17,496,199	$21,513,000
December 1978	15,871,000	17,056,000
December 1977	14,512,000	14,142,000
Total Loans		
December 1979	$12,690,006	$14,184,000
December 1978	12,071,000	11,697,000
December 1977	9,746,000	9,201,000

Source: First National Bank of Rifle
First National Bank of Meeker

A new industrial bank is scheduled to open soon in Rifle.

Form 1279–3
(June 1984)

BORROWER'

DATE LOANED	BORROWER

USDI – BLM